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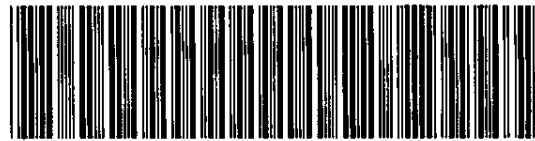
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11/17/16

COVER LETTER

**TO: Registration Section
Division of Corporations**

SUBJECT: LUXURY BAY VISTAS, LLC

Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

JAMES P. MCWHORTER

Name of Person

Firm/Company

5373 PALOS VERDES DRIVE

Address

SARASOTA, FL 34231

City/State and Zip Code

JAMESPMCW@MSN.COM

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

JAMES P. MCWHORTER

941

922-1737

at (_____) _____

Name of Person

Area Code

Daytime Telephone Number

Enclosed is a check for the following amount:



\$125.00 Filing Fee



\$130.00 Filing Fee &
Certificate of Status



\$155.00 Filing Fee &
Certified Copy
(additional copy is enclosed)



\$160.00 Filing Fee,
Certificate of Status &
Certified Copy
(additional copy is enclosed)

Mailing Address

New Filing Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address

New Filing Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

ARTICLES OF ORGANIZATION OF LUXURY BAY VISTAS, LLC

The undersigned certify that we have associated ourselves together for the purpose of becoming a limited liability company under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit. We further declare that the following Articles shall serve as the Charter and authority for the conduct of business of the limited liability company.

ARTICLE I. NAME AND PRINCIPAL PLACE OF BUSINESS

The name of the limited liability company shall be Luxury Bay Vistas, LLC, a Florida limited liability company ("the Company"), and its principal office shall be located at 5373 Palos Verdes Dive, Sarasota, FL 34231, but it shall have the power and authority to establish branch offices at any other place or places as the members may designate. The mailing address of the company shall be 5373 Palos Verdes Dive, Sarasota, FL 34231.

ARTICLE II. PURPOSES AND POWERS

In addition to the powers authorized by the laws of the State of Florida for limited liability companies, the general nature of the business or businesses to be transacted, and which the Company is authorized to transact, shall be as follows:

1. To engage in any activity or business authorized under the Florida Statutes.
2. In general, to carry on any and all incidental business; to have and exercise all the powers conferred by the laws of the State of Florida, and to do any and all things set forth in these Articles to the same extent as a natural person might or could do.
3. To purchase or otherwise acquire, undertake, carry on, improve, or develop, all or any of the business, good will, rights, assets, and liabilities of any person, firm, association, or corporation carrying on any kind of business of a similar nature to that which the Company is authorized to carry on, pursuant to the provisions of these Articles; and to hold, utilize, and in any manner dispose of the rights and property so acquired.
4. To enter into and make all necessary contracts for its business with any person, entity, partnership, association, corporation, domestic or foreign, or of any domestic or foreign state, government, or governmental authority, or of any political or administrative subdivision, or department, and to perform and carry out, assign, cancel, or rescind any of such contracts.
5. To exercise all or any of the Company powers, and to carry out all or any of the purposes, enumerated in these Articles and otherwise granted or permitted by law, while acting as agent, nominee, or attorney-in-fact for any persons or corporations, and perform any service under contract or otherwise for any corporation, joint stock company, association, partnership, firm, syndicate, individual, or other entity, and in this capacity or under this arrangement develop, improve, stabilize, strengthen, or extend the property and commercial interest of the property and to aid, assist, or participate in any lawful enterprise in connection with or incidental to the agency, representation, or service, and to render any other service or assistance it may lawfully do under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit.
6. To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers set forth in these Articles, either alone or in association with others incidental or pertaining to, or going out of, or connected with its business or powers, provided the same shall not be inconsistent with the laws of the State of Florida.

The several clauses contained in this statement of the general nature of the business or businesses to be transacted shall be construed as both purposes and powers of the Company, and statements contained in each clause shall, except as otherwise expressed, be in no way limited or restricted by reference to or inference

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from the terms of any other.

Nothing contained in these Articles shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit the company to carry on any business, exercise any power, or do any act which a limited liability company may not, under Florida laws, lawfully carry on, exercise, or do.

ARTICLE III. MANAGEMENT

Management of the Company is reserved to its Managers. The name and address of the initial Manager of the company is James P. McWhorter, 5373 Palos Verdes Drive, Sarasota, FL 34231. The name and address of the initial Member of the company is The James P. McWhorter Revocable Trust Dated April 7, 2004, 5373 Palos Verdes Drive, Sarasota, FL 34231.

ARTICLE IV. CERTIFICATE OF MEMBERSHIP

A member's interest in the Company may be evidenced by a certificate of membership interest signed by the members, which may be assigned or transferred as provided for in the Operating Agreement.

ARTICLE V. TRANSFERABILITY OF MEMBERSHIP INTEREST

The right to assign or transfer a member's interest in the Company is limited by the provisions of the Operating Agreement.

ARTICLE VI. LIMITATION ON AGENCY AUTHORITY OF MEMBERS

Pursuant to Section 608.424 of the Florida Limited Liability Company Act, no member of the Company shall be an agent of the Company solely by virtue of being a member, and no member shall have authority to incur debt or contractual liability on behalf of the Company solely by virtue of being a member.

ARTICLE VII. INDEMNIFICATION

The Company shall indemnify every member, and the member's heirs, executors and administrators, against expenses actually and reasonably incurred by the member, as well as against any amount paid upon a judgment in connection with any action, suit, or other proceeding, civil or criminal, to which the member may be made a party by reason of having been a member of the Company.

This indemnification is being given because the members will be requested by the Company to act for and on behalf of the Company and for the Company's benefit.

This indemnification is not exclusive of other rights to which the members may be entitled.

The members are entitled to the fullest indemnification allowed by the current law or as the law may be amended after the adoption of these articles.

A member shall be liable to the Company for the following actions:

1. Any breach of his or her duty of loyalty to the Company, or to its members;
2. An act or omission that was taken in bad faith and which constitutes a breach of the members' duty to the Company by an act that is grossly negligent, malicious, or intentional, as those terms are defined by law;
3. A transaction in which the member benefits to the detriment of the Company or its members;
4. An action for which the member is liable at law and for which indemnification is not allowed.

**ARTICLE VIII.
DURATION**

The Company shall exist perpetually, or until dissolved in a manner provided by law, or as provided in the regulations adopted by the members.

**ARTICLE IX.
INITIAL REGISTERED OFFICE AND REGISTERED AGENT**

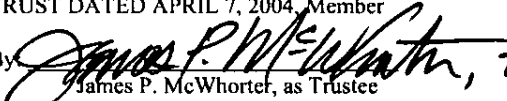
The address of the initial registered office of the Company is 5373 Palos Verdes, Sarasota, FL 34231, and the name of the Company's initial registered agent at that address is James P. McWhorter.

The undersigned, being the original Managers and Members of the Company, certify that this instrument constitutes the proposed Articles of Organization of the Company.

Executed by the undersigned in Sarasota, Florida on the 11TH day of November, 2016.


 **MANAGER**
James P. McWhorter, Manager

THE JAMES P. MCWHORTER REVOCABLE
TRUST DATED APRIL 7, 2004, Member

By  **TRUSTEE**
James P. McWhorter, as Trustee
aforesaid

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.


James P. McWhorter
Registered Agent

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